



# The Shops at LAKESIDE

2400 Lakeside Parkway / (Lakeside @ FM 2499) / Flower Mound, TX 75022

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Sunset Point



16-Story  
Condo Tower

# Lake Grapevine

Lakeside Village

200 Multi-family Units

424 Multi-family Units

466 Multi-family Units

260 Single-family Homes

Northwood Drive

Surrey Lane

Northwood Drive

Lakeside Parkway

Long Prairie Road / FM 2499  
73,000 VPD

The Shops  
of LAKESIDE  
112,364 SF

Moviehouse Eatery



- RETAIL / RESTAURANTS / OFFICE
- MULTI-FAMILY - NEXUS LAKESIDE
- RESTAURANT SPACE
- MULTI-FAMILY - ELAN FLOWER MOUND
- SINGLE FAMILY
- OFFICE
- 55+ MULTI-FAMILY - OVERTURE FLOWER
- PARKS / PERFORMANCE VENUES / DOG PARKS
- PROPOSED HOTEL / RETAIL / RESTAURANT / OFFICE SPACE
- BOARDWALK / BIKING TRAIL



# The Shops at LAKESIDE



## PHASE 1

(96,819 sq. ft.)

- |                             |                                 |                                   |                              |
|-----------------------------|---------------------------------|-----------------------------------|------------------------------|
| 1. Egg Farm Cafe            | 9. Lakeside Donuts              | 17. In The Box Pack & Ship        | 25. City Chiro Sports Center |
| 2. Sugaring NYC             | 10. Del Campo Empanada's        | 18. Mobile Kangaroo               | 26. Available - 1,129 S.F.   |
| 3. 1845 Restaurant          | 11. Starbucks                   | 19. Lakeside Barber & Company     | 27. Crystal Flower           |
| 4. Epic Gelato              | 12. Moviehouse & Eatery         | 20. Briesly's Boutique            | 28. State Farm               |
| 5. Majestic Nail Spa        | 13. Mio Nonno Italian Trattoria | 21. Engel & Völkers               | 29. Amber Michelle Salon     |
| 6. Rush Bowls               | 14. Craft Pies Pizza Co.        | 22. Nexus Lakeside Leasing Office | 30. Cadence Cyclery          |
| 7. Martinizing Dry Cleaning | 15. House of Mo Boutique        | 23. Lakeside Urban Grocery        | 31. Urban Vybe Yoga          |
| 8. Hanaya Hibachi & Sushi   | 16. Bloom Around Flower Shop    | 24. Mena's Tex Mex Cantina        | 32. RESULTS Center           |

## PHASE 2

(41,245 sq. ft.)

- |                                |   |
|--------------------------------|---|
| 33. The Tavern at Lakeside     | 41. Available - 3,000 - 5,700 sq. ft.               |
| 34. Ramen Akira                | 43. Century 21 Judge Fite Company                   |
| 35. Trailhead Running Supply   | 44. Edward Jones Investments                        |
| 36. Personal Eyes Vision Care  | 45. Compass Realty- The Sharma Group                |
| 37. CLINK Wine Bar + Bites     | 46. The Law Office of Christopher J. Sullivan, PLLC |
| 38. AshJenn Signature Desserts | 47. Edge Team Technology                            |
| 39. Med Spa of Flower Mound    | 48. 7 Eleven  |
| 40. Elan Flower Mound Office   |   |



# THE PIAZZA AT LAKESIDE VILLAGE

Drivetime Analysis

## 10-Minutes

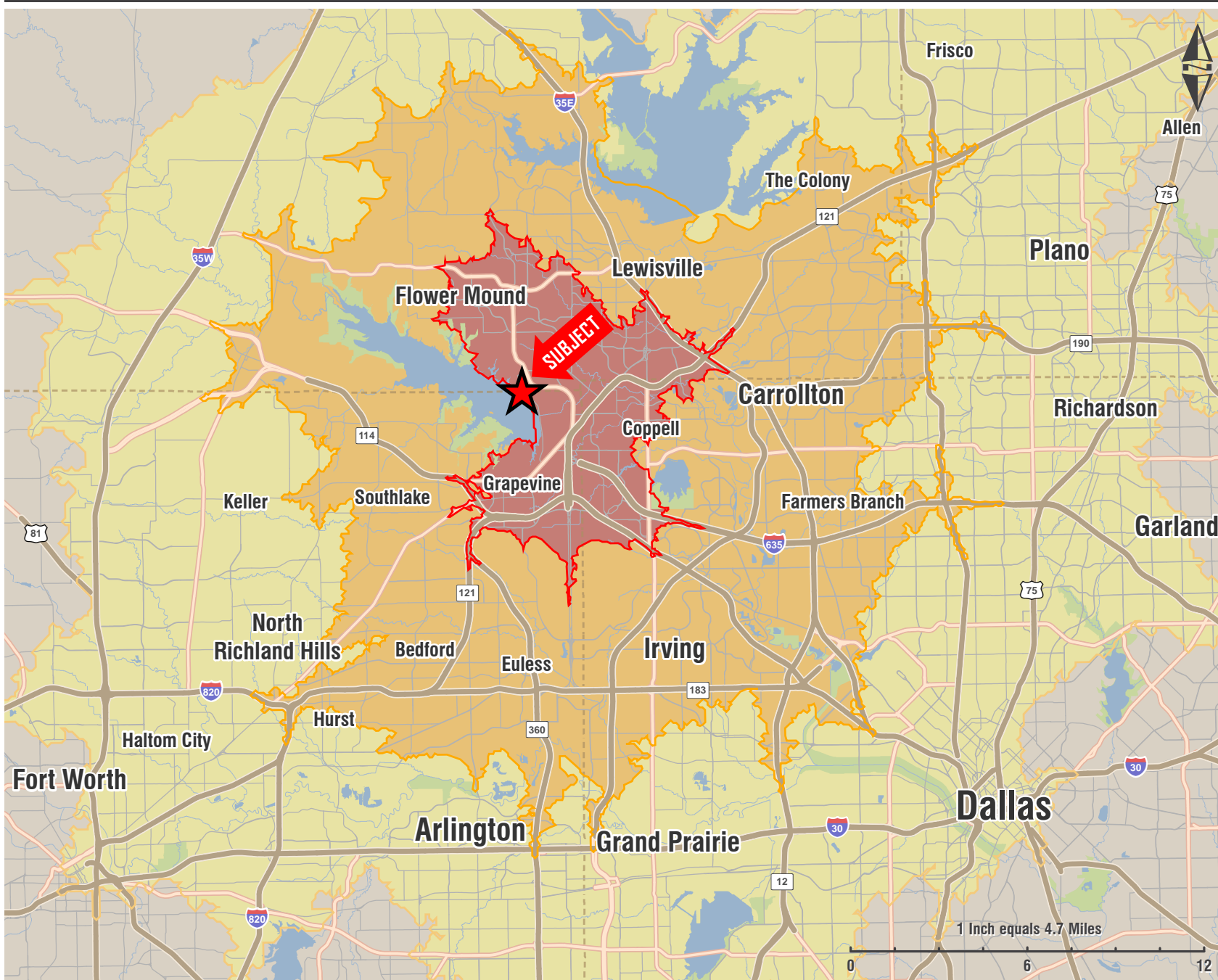
Population	139,108
5 Year Growth	9.2%
White	68.4%
Black	8.1%
Hispanic	16.8%
Other	20.4%
Households	51,774
5 Year Growth	9.2%
Married (No Children)	45.2%
Married (Family)	34.9%
Avg Household Income	\$129,906
Income \$100K+	48.1%
Avg Household Size	2.68
Avg Age	36.8
College Educated	59.8%
Businesses	7,148
Employees	100,211

## 20-Minutes

Population	1,080,588
5 Year Growth	7.6%
White	61.8%
Black	11.1%
Hispanic	26.2%
Other	23.0%
Households	420,145
5 Year Growth	7.5%
Married (No Children)	38.3%
Married (Family)	37.8%
Avg Household Income	\$113,350
Income \$100K+	38.7%
Avg Household Size	2.56
Avg Age	37.2
College Educated	50.5%
Businesses	51,111
Employees	680,725

## 30-Minutes

Population	3,554,084
5 Year Growth	7.5%
White	61.3%
Black	13.1%
Hispanic	29.4%
Other	21.5%
Households	1,338,816
5 Year Growth	7.4%
Married (No Children)	38.2%
Married (Family)	36.2%
Avg Household Income	\$107,888
Income \$100K+	36.4%
Avg Household Size	2.62
Avg Age	36.4
College Educated	47.6%
Businesses	167,061
Employees	2,092,611





## KEY FACTS / STATISTICS

### LAKESIDE COMMUNITIES WITHIN WALKING DISTANCE

- Nexus Lakeside – 424 apartment homes
- Elan Flower Mound – 466 apartment homes
- Single Family Homes – 260 single family homes
- Lakeside Tower – 52 luxury condominiums
- Overture Flower Mound - 200 active adult homes

TOTAL = 1,402

#### Flower Mound

Population = 76,681

#### 10-Minute Drive Time

Household Income = \$134,622

Traffic Counts at FM 2499 /  
Lakeside Parkway 73,000 / VPD



### CONTACT US

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